

Station 4 Summary

Discussion and Summary

The purpose for Station 4 was to gain feedback regarding the development character and how it fits within the context of the District and how it should transition between the existing buildings and uses. Three studies were developed to compare potential regulations for sites along High Street, south of Bridge Street. The rear of these sites abuts a lane serving single family residences.

Favored Study: Each round of participants was asked to vote on the most acceptable and appropriate development study. Study 3 of a series of cottages, stepping down to the lane to one and a half stories, received the most votes. Many participants believed this form to be appealing and a positive addition to the area. A few participants agreed that townhouses in the area would be acceptable, especially allowing for an aging population that would appreciate an alternative in Historic Dublin.

Height: No one thought a 2.5 story mixed use building was appropriate within the area, along High Street. In fact, some participants thought the code needed to be changed to disallow the additional half story anywhere in Historic Dublin, stating that there is no precedent for 2.5 stories, only 2.

Parking: Much concern was stated about how to park the inhabitants and visitors to these development sites along High Street, south of Bridge. Concern over parking on residential streets was raised as well as a lack of pedestrian facilities along the side streets.

Design: Some participants appreciated the design requirements applied to the building facades, while others believed them inappropriate. For example, most participants agreed that breaking up the buildings into smaller increments helped with the scale of the buildings. Others believed the buildings themselves should just be smaller, that the divisions of the facades were historically inaccurate. Overall, those participants believed that the architectural review process would address those concerns.

Storefront on Side Streets: Participants appeared to be split in terms of the requirement for storefronts on the side streets. The overall sentiment seemed to be that requiring it on the side streets was not necessary – allowing it would suffice. Concern was expressed by a few, however, that residential front doors on the side streets was not appropriate.

Written Comments

The following are the written comments from the display boards provided by participants that attended the Public Open House on Tuesday, October 4, 2016.

Board 1 – Proposed Zoning

- No comments

Board 2 – Generic Site Study (Study Site)

- Actually small

Board 3 – Generic Site Study 1

- ARB should be empowered and empaneled to protect scale & character even for plans that “meet code”
- Storefront okay on side street
- Awful (*in reference to mixed used L-shaped building*)
- No tower (*in reference to mixed used L-shaped building*)
- No precedent for 2.5 stories...

- Step down Bridle St.
- #1 is way too dense / too big of buildings (*in reference to mixed used L-shaped building*)
- Utilize old alleys as pedestrian

Board 4 – Generic Site Study 2

- Awful (*in reference to townhouses*)
- Addition of landscaping in Old Dublin along S. High and along the alley east of S. High would be lovely. And planters. Old Dublin looks at times sad.
- Great place for empty nesters
- Don't like townhouses
- If parking strict guidelines are needed on style of garage
- Better! (*in reference to townhouses*)

Board 5 – Generic Site Study 3

- The least dense would be the best that appears to be #3!!
- Prefer 3 over 1 & 2
- No structured parking
- Too dense still, buildings too large, will tower over house next door + small historic properties across road
- Lower (reduce) property taxes for business/land owners in Historic District so they can compete with the rest of Bridge St. District. Make incentives for investing in HD properties so smaller store can work
- Are they getting tax free status? (*unclear of reference to content on board*)
- No community space – outdoor eating
- Break into smaller buildings
- Series of smaller spaces – individual buildings
- Step-down with open space with nothing that's heavily buffered (or well-designed garages) parking for residential must allow for guest parking, too!
- ARB needs to be empowered and expected to uphold scale & character of the Historic District!!
- Separate the buildings. No connectors. No touching
- Stepping down is good +3
- Grandview feel – variety of building scale
- Need landscape/green transition from sidewalk. Add pedestrian/park cutouts & spaces.
- Lowest density possible

Board 6 – Generic Site Study 1, 2, and 3

- This is horrible (*in reference to generic site study 1*)
- No structured parking (*in reference to generic site study 1*)
- Residents of the area are concerned about the “urbanization” of the downtown Dublin area – with its accompanying increased traffic, commercial density and other problems associated with urban areas.
- Preferably not (*in reference to generic site study 1*)